



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

Diane Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2207416

Applicant Name: Tom Harader for Active Space

Address of Proposal: 3400 Harbor Avenue S.W.

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish the use for future construction of a 4-story, (with mezzanine), 35,176 sq. ft. building containing light manufacturing, warehouse, custom and craftwork, administrative offices and a 800 sq. ft. caretaker's quarters. Surface parking for 33 vehicles to be provided on site. Project includes demolition of existing structure.

The following approval is required:

SEPA – Environmental Determination
(Chapter 25.05, Seattle Municipal Code)

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS

☒ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

BACKGROUND DATA

Site Location:

The project site is located along the east side of Harbor Avenue SW at the terminus of SW Hinds Street and approximately 210 feet north of SW Spokane Street.

- Zoning: The site is located in a General Industrial 2 zone (IG-2) with an 85-foot maximum height limit and is within the Duwamish Manufacturing/Industrial Center as designated in Seattle's Comprehensive Plan.
- Project Site: The site contains approximately 22,762 square feet and has approximately 217 feet of frontage along Harbor Avenue SW. The topography of the site is relatively flat at street level with a moderate downward slope to the east along the rear property line.
- Street Access: Access to the site is via Harbor Avenue S.W. which at this location is a four-lane paved arterial developed with curbs, gutters and sidewalks on both sides of the street. An approximately five-foot wide median planter is located in the center of the right-of-way.
- Existing Use: The property is developed with a 12,000 sq. ft. metal clad building, recently in use as light manufacturing, which is proposed for demolition.
- Zoning in Vicinity: Properties located along the east side of Harbor Avenue are zoned IG-2 U/85 and along the west side, zoned Commercial 1 with a 40-foot maximum height limit (C1-40). The property is within the Duwamish area's historical shoreline officially identified by the U.S. Government Meander Line map. (per DCLU Director's Rule 2-98). The property is also within an Environmentally Critical Areas (ECA) liquefaction zone.
- Uses in Vicinity: There is a mix of various commercial and industrial uses in the vicinity of the project site.
- Proposal Description: Active Space proposes to construct a four story, 35,176 sq. ft., metal clad, building that would be used for a mix of uses including; light manufacturing, warehouse, custom and craftwork, administrative offices and a 800 sq. ft. caretaker's quarters. Surface parking for 33 vehicles to be provided on site. Two, 22-foot wide access driveways are proposed at each end of the property. The southerly driveway would be limited to right turns only because of the location of the median strip in the Harbor Avenue S.W. right-of-way precluding left turn entry/exit. An interior access driveway having a variable width between 26 and 33 feet passes through the center of the building from the north to the south ends of the structure.

Public Comments

The DCLU public comment period ended January 1, 2003. No comment letters were received.

ANALYSIS – SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant and dated November 21, 2002, and supplemental information found in the file which forms the basis for this analysis and decision.

Short-term Impacts

Short-term or construction activities could result in the following adverse impacts: soil erosion and runoff, mud and dirt on adjacent streets, emissions from construction machinery and vehicles, increased dust levels, increased noise levels, spot glare and lighting, blockage of sidewalks adjacent to the site, occasional disruption of adjacent vehicular traffic, and small increase in traffic and parking impacts due to construction workers' vehicles. Several construction-related impacts are mitigated by existing City codes and ordinances applicable to the project.

Since the proposal site is located with the identified U.S. Government Meander Line, the potential exists for discovery of archeological significant resources and there may be some potential for unknown resources to be discovered. Director's Rule (DR) 2-98 provides clarification of State Environmental Policy Act (SEPA) Historic Preservation Policy for potential archeologically significant sites (SMC 25.05.675.H) and requirements for archeological assessments. Therefore, in the event such resources are found during construction, the proposal will be conditioned pursuant to DR 2-98 and as noted at the end of this report.

Long-term Impacts

Long-term or use related impacts are also anticipated from the proposal: increased surface water runoff from greater site coverage by impervious surfaces; increased bulk and scale on the site; increased pedestrian and vehicular traffic; parking demand due to residents and visitors; increased airborne emissions resulting from additional traffic; increased ambient noise due to increased human activity; increased demand on public services and utilities; increased light and glare; and increased energy consumption. These long-term impacts are not considered significant because the impacts are minor in scope.

The construction plans will be reviewed for stability and soils considerations by DCLU's Geotechnical Engineer and the Building Plans Examiner, who will also require any additional soils-related information, recommendations, declarations, covenants and bonds as necessary in accordance with Director's Rules 3-93, and 3-94 prior to issuance of the Master Use Permit. As indicated by the soils report, this project (as recommended by the geotechnical engineer) will not significantly increase the risk of land instability.

DECISION

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030.(2)(c).

[] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(c).

CONDITIONS - SEPA

Prior to Issuance of Master Use Permits:

1. *The owner and/or responsible parties shall provide DCLU with a statement that the contract documents for their general, excavation, and other subcontractors will include reference to regulations regarding archaeological resources (Chapters 27.34, 26.53, 27.44, 79.01, and 79.90 RCW, and Chapter 25.48 WAC as applicable) and that construction crews will be required to comply with those regulations.*

During Construction:

1. *If resources of potential archaeological significance are encountered during construction or excavation, the owner and/or responsible parties shall:*
 - *Stop work immediately and notify DCLU (Planner name and phone #) and the Washington State Archaeologist at the State Office of Archaeology and Historic Preservation (OAHP). The procedures outlined in Appendix A of Director's Rule 2-98 for assessment and/or protection of potentially significant archeological resources shall be followed.*
 - *Abide by all regulations pertaining to discovery and excavation of archaeological resources, including but not limited to Chapters 27.34, 27.53, 27.44, 79.01 and 79.90 RCW and Chapter 25.48 WAC, as applicable, or their successors.*

Signature: (signature on file) Date: May 15, 2003

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